

# Palo Del Amo Woods NEWSLETTER

## WINTER 2025 ISSUE: ELECTION EDITION

### President Calls the Community to Action

By Vande Garner — President



What better time to think about our wonderful community as we begin a (now well under way) new and exciting year? We bring a wealth of knowledge that multiplies the community's intelligence. It allows for generating fresh ideas, alternative solutions, and a wider range of possibilities to tackle the challenges. By pooling our resources, expertise, and the many experiences derived from our rich diversity, our community can accomplish far more together than any individual could achieve.

Thriving communities are built on mutual support and cooperation. When we unite, we create a fantastic support system that ensures no one feels excluded. Unity strengthens social bonds and fosters a strong sense of belonging, which is critical for overall well-being. By working together, community members can rely on one another during tough times and collectively overcome adversity.

The importance of the community working together cannot be overstated. Unity generates strength, support, and a collective will to

confront challenges, effect change, and achieve shared prosperity. Further amplified by embracing diversity, fostering a sense of belonging, and recognizing the power of collaboration, our united community can unleash its full potential.

Let's not complain; let's get *involved*. Let's not point fingers; let's get *involved*. Let's not criticize; let's get *involved today*.

Someone once said, "If you want to go fast, go alone; if you want to go *far*, go *together*." Let's join forces, transcend individual limitations, and build a future where community unity is at the forefront of our collective endeavors.

### Introducing the Easy, New Way to Connect with Your HOA

In November 2024, the Palo Del Amo Woods Homeowners Association board members opted to make life easier all around with the selection of **PayHOA**, an online HOA management platform. This all-in-one solution allows the board to manage our current membership, collect payments, and communicate with our community more easily and efficiently.

*Cont'd. on page 6*

## 2025 PDAW Executive Board Candidate Statements



### **JERRIE SHEPHERD – Candidate for President**

Palo Del Amo Woods will celebrate 60 years of existence this year. I have lived in the fourth home completed in Palo Del Amo Woods since 1969, which means 50-plus years. At the time, PDAW was just a new, tiny development of only seven homes (then called “units”). Unit Number 1 and Number 2 are in the South section of our development, completed in 1965 and 1966, respectively. Today, PDAW stands completed with more than 880 homes built. Initially priced starting at \$26,000, these homes now sell for more than \$1 million!

Interestingly, the PDAW development was not created with a mandatory HOA and fees included in the mortgage payments. Recognizing how an HOA can bring an organized, effective approach to all community efforts, the PDAW residents created a voluntary HOA to set rules for keeping the community that we cared about safe and beautiful. Initially, the HOA fee was \$7 a year. Currently membership is \$85 annually (in contrast to the hundreds of dollars that others are *required* to pay monthly to their HOA), an excellent amount that pays for ongoing exterior wall care, supports various year ‘round activities and events, and enhances the experience of living in one of the best locations in the South Bay.

I wanted to share these small bits of history to show how our community has grown over time and how we have maintained a well-above-average, safe place to live with beautiful homes. Unfortunately, the mindset of many residents has changed, and non-participation has become the norm. We *must* care. We are not perfect, but we must continue moving in a positive direction to protect the value of our community. This is why I want to be HOA president once again—to use my position to hopefully say or do something that will stimulate participation in our HOA.

Excellence cannot be achieved without effort. We *must* pay our HOA fees! We *must* know our neighbors! We *must* keep the graffiti team working to maintain the cleanliness of our exterior walls. We *must* continue to be the eyes and ears of the community. We want people to continue to want to live and move into our community.

If elected, I will have the assistance of Alma Smith and Venest Henry-Evans, all of whom are homeowners and past HOA presidents. I will also work closely with the other members of the elected Board of Directors, but most importantly, I want to work with *you*. We are a team, and we are all in this together to enhance our community.



### **TAMMY BROWN – Candidate for 1<sup>st</sup> Vice-President (Incumbent)**

I am a Chicago native who relocated to Los Angeles in 1984. I have been married to my husband, Russell, for 36 years, and I am a mother and grandmother. I recently retired from Farmers Insurance after working for 30-plus years in the credit union industry in various leadership roles in Operations and Learning and Development. I participate in various ministries within my church, and I actively volunteer and support several chari-

# Candidate Statements, Cont'd.

table organizations. In my spare time, I enjoy spending time with family and friends, reading, working out, traveling, and playing cards. Our family became part of the Palo Del Amo Woods neighborhood 27 years ago. The Woods continues to be an amazing community and a wonderful place to raise a family and call home. Over the years, we have made life-long friends and have truly benefited from our PDAW HOA membership in a myriad of ways. Currently, I hold the position of first vice-president, and I previously held the position of second vice-president. It has been an honor and a privilege to “give back” by serving on the Executive Board.



**LEO JIREH C. ABELITA – Candidate for 2<sup>nd</sup> Vice-President**

I have been a resident of PDAW since 1998 and a practicing dentist in the city of Lomita since 1992. I am a faithful husband and a blessed father of four wonderful children—three boys and a girl. I founded a nonprofit organization in the Philippines, providing funds to help deserving yet financially constrained students pursue their studies.

**NO CANDIDATES – Treasurer**

*Calling all potential candidates!* We have not received any notices of intent to run for the position of PDAW treasurer—so now is your opportunity! Here’s what the position entails:

The treasurer shall collect and disburse all monies of the association in accordance with the following: All monies of the association must be deposited by the treasurer in an accredited bank approved by the Board of Directors. (a) The account shall be established in the name of the association with the authority to draw checks or withdraw monies from the association account vested as follows; (b) A minimum requirement of a simple cash ledger, month-by-month, must be kept by the treasurer to account for receipts and disbursements, and should be verified by supporting documents where feasible; (c) The financial records of the association must be audited, prior to the new board taking office, by an accountant approved by the Board of Directors. The auditor’s report must be presented by the outgoing treasurer, along with the final financial report, to the membership of the association within 60 days after completion of the treasurer’s term of office. The business year of the association shall be 1 April to 31 March; (d) All disbursements exceeding \$200.00 shall be approved by the Board of Directors; (e) The treasurer shall file a financial report in each issue of the newsletter.

**NO CANDIDATES – Secretary**

*Calling all potential candidates!* We have not received any notices of intent to run for the position of PDAW secretary—so now is your opportunity! Here’s what the position entails:

The secretary shall be charged with the responsibility of keeping minutes of all meetings and maintaining a file of all correspondence and reports, as well as maintaining an up-to-date record of any business of the association. At the request of the secretary, the president may appoint an assistant secretary. The secretary shall also be responsible for calling and informing board members, plus others involved, of any pending meetings.

# It's Time for 2025 PDAW HOA Board Elections!

**PLEASE NOTE:** Only **PAID PDAW MEMBERS** are eligible to vote. If you are not a current member, you may submit your payment via Zelle, cash, check, or PayHOA (new feature—see page 1), along with the ballot below on **Saturday, March 15**. Two convenient drop-off locations and times:

**SOUTH SECTION:** 245th Street and Broadwell Ave. (10 a.m.—1 p.m.)

**CENTRAL/NORTH:** Ashbridge between Pasatiempo and Stonebryn (10 a.m.—1 p.m.)



Scan QR code to Zelle your membership instantly!

## VOTE BY MAIL INSTRUCTIONS

- Only one (1) ballot per household is allowed.
- Complete the ballot below and place it inside an envelope. Write “BALLOT” on the outside of the envelope, and seal it closed.

Place the sealed envelope marked “BALLOT” inside a second envelope, then seal. Write your name and home address in the upper left-hand corner of the envelope. Address the envelope to Palo Del Amo Woods Homeowners Association, PO Box 661, Harbor City, CA 90710. Place proper first-class postage on envelope and mail. **Ballots must be postmarked by March 14, 2025.**

## NEW! VOTE ON WEBSITE INSTRUCTIONS

- Log on to PDAW.org and follow the instructions for easy online voting.

**Below are the candidates for members of the 2025 PDAW HOA Board of Directors.**

**Select or write in only one (1) candidate for each position. To send by mail, refer to VOTE BY MAIL instructions above, ensuring your ballot is postmarked by March 14, 2025. Or, drop off your ballot at one of the two locations listed above on Saturday, March 15.**

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## 2025 PDAW HOA ELECTION BALLOT

### PRESIDENT

- Jerrie Shepherd
- \_\_\_\_\_ (write-in)

### 2ND VICE-PRESIDENT

- Leo Jireh C. Abelita
- \_\_\_\_\_ (write-in)

### 1ST VICE-PRESIDENT

- Tammy Brown (incumbent)
- \_\_\_\_\_ (write-in)

### SECRETARY

- \_\_\_\_\_ (write-in)

### TREASURER

- \_\_\_\_\_ (write-in)

*Reminder: drop-off ballots, membership applications, and payments must be received on **Saturday 3/15/25**. Mail-in ballots must be postmarked by **Friday 3/14/25**. One only ballot per household will count. You may also vote in person at the next HOA General Community Meeting on Tuesday, 3/18 at 7 p.m.*

# 2024 Treasury Summary Update

Checking Account		December	YTD / 2024	Year/ 2023	Allocation
<b>Beginning Balance</b>	12/1/2024	\$14,633.36			
<b>INCOME</b>					
Memberships		2,920.00	19,096.00	23,997.00	
			0.00	0.00	
Newsletter Ads			0.00	0.00	
Sold Picnic Meals			0.00	50.00	
Dues Returned			0.00	0.00	
Picnic/Block Party/Vendors/ Tee-Shirts			325.23	410.00	
Wall Donations			0.00	0.00	
CERT Donations			0.00	0.00	
Miscellaneous			715.70	0.00	
Bank Adjustments			0.00	117.87	
<b>Total Income</b>		<b>Total Income</b>	<b>\$2,920.00</b>	<b>\$24,574.87</b>	
<b>EXPENSES</b>					
Perimeter Wall /Gardner /Beautification		300.00	3,300.00	3,678.80	\$4,900.00
Bereavement/Welcoming			366.47	427.22	\$1,000.00
Newsletter/Po Box/ USPS			5,223.51	4,447.26	\$2,000.00
Public Storage		198.00	2,032.00	1,684.00	\$1,562.00
Bank Fees			0.00	0.00	\$104.43
Office Supplies			0.00	0.00	\$403.00
Signs			197.10	824.34	\$0.00
AT&T/Mailchimp/Zoom/GoDaddy		149.83	2,485.90	1,738.42	\$1,345.26
Election Committee			219.00	85.46	\$832.29
Christmas Events/Programs		272.49	272.49	834.87	\$1,009.84
Picnic/Block Party Event			5,938.23	7,476.70	\$8,649.32
Car Show			740.14	0.00	\$0.00
Gen Mtg/Blk Cptns			488.48	1,766.34	\$2,000.00
Annual Financial Audit			111.45	0.00	\$0.00
Miscellaneous		560.00	1,196.32	961.47	\$1,000.00
Website			0.00	384.00	\$500.00
Directory			208.05	0.00	\$0.00
Camera		164.24	164.24		
Community Relations			0.00	0.00	\$0.00
CERT			0.00	210.39	\$800.00
		<b>Total Expenses</b>	<b>\$1,644.56</b>	<b>\$22,943.38</b>	<b>\$24,806.14</b>
		<b>Internal Audit Adjustment</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
		<b>Net Gain (Loss)</b>	<b>\$1,275.44</b>	<b>-\$2,806.45</b>	
<b>Ending Book Balance</b>	12/31/2024	<b>\$15,908.80</b>			
<b>Ending Bank Balance</b>	12/31/2024	<b>\$15,908.80</b>			
<b>Reconciliation</b>					
				CERT	
				Emergency Funds	\$2,500.00
				HOA Alloc	\$800.00
				Budget	\$800.00
				<b>Running Balance</b>	<b>\$800.00</b>



## A Big Thank You...

We appreciate the efforts and dedication of the community members who served on the Election Committee this year:

Janice Hinton  
 Regina Floyd  
 Eulis Dorsey  
 Caroline Brown

## Introducing the Easy, New Way, Cont'd.

Through PayHOA, board members can send email or text messages and generate phone calls to all of our current members to keep them informed of the latest updates. PayHOA also has some very cool accounting features to help us manage our monthly and annual budget.

As of February 2025, 268 PDAW residents' email addresses were uploaded to PayHOA, and 48 members have already logged in and created their online accounts. Creating an account allows you to see important and interesting PDAW HOA documents such as our by-laws and the Del Amo Woods original floor plans; view current and past issues of the quarterly PDAW HOA newsletter, and submit general requests.

We urge you to login to PayHOA today by going to **PDAW.org/members** where you can create your online account using the email address we have on file for you. If you are unable to login or have a new email address, please send us a message at **palo@pdaw.org** for support. Going forward, PayHOA is where you can pay your annual HOA dues (via credit card or checking account) and manage your contact information to ensure we have the latest info for your household. We also invite you to explore our new website at **PDAW.org** for all the latest community news you can use.

## Upcoming Events

### **Saturday, March 15**

*Election Tables — Ballot Dropoff*

*10 a.m. – 1 p.m.*

*SOUTH SECTION: 245th St. and Broadwell Ave.*

*CENTRAL/NORTH SECTIONS: Ashbridge between  
Pasatiempo and Stonebryn*

### **Tuesday, March 18**

*HOA General Community Meeting and Elections*

*7 p.m. – 9 p.m.*

*Cornerstone Church*

*24428 S. Vermont Avenue*

*Harbor City, CA 90710*

## HOA Members, Check Out Our New Website!

We're pleased to announce the exciting refresh of our community website, thanks to the efforts of **Vince Ramos** and **Christian Sanchez**, two very talented professionals residing in our neighborhood. Now, all the latest and greatest Palo Del Amo Woods information is just a click away.

Delivering information to you online reduces printing costs and allows us to communicate quickly—especially helpful in the event of an emergency or other extreme event. Bookmark the site and visit often to stay connected to your community!



# PDAW.org

### Palo Del Amo Woods Homeowners Association Membership Application

**\$85.00 membership: January 1 to December 31, 2025**

Please indicate year you are paying for: \_\_\_\_\_

Communication Preference:  email  cell  landline (please provide) \_\_\_\_\_

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

CERT Trained  CPR Trained

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

CERT Trained  CPR Trained

My household will require special assistance should a disaster strike.

Address: \_\_\_\_\_ Harbor City, CA 90710

Telephone: \_\_\_\_\_ e-mail: \_\_\_\_\_

Check activities for which you would like to volunteer time or support:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Membership/Database | <input type="checkbox"/> Community/Government Affairs     | <input type="checkbox"/> Beautification/Graffiti removal |
| <input type="checkbox"/> Bereavement         | <input type="checkbox"/> Social/Senior Activities         | <input type="checkbox"/> Holiday-A-Rama                  |
| <input type="checkbox"/> Block Captain       | <input type="checkbox"/> Web Site/Newsletter              | <input type="checkbox"/> CERT Activities                 |
| <input type="checkbox"/> Welcoming           | <input type="checkbox"/> Board member/Election Activities |  |

Mail payment to: PDAW HOA  
PO Box 661  
Harbor City, CA 90710

PDAW.org

Scan the QR code to pay your membership fee electronically!

Check #: _____
Amount: _____
Date: _____



Palo Del Amo Woods  
Homeowners Association  
PO Box 661  
Harbor City, CA 90710  
palo@delamowoods.org

Palo Del Amo Woods is a neighborhood comprising 874 homes built in Harbor City, California from 1965-1970. The Palo Del Amo Woods Homeowners Association seeks to promote, protect, and serve the interests of this thriving bedroom community and all those who happily reside here.



Palo Del Amo Woods  
Homeowners Association

PO Box 661  
Harbor City, CA 90710  
PDAW.org

(213) 267-1775  
palo@delamowoods.org

AFFIX MAILING ADDRESS HERE

